

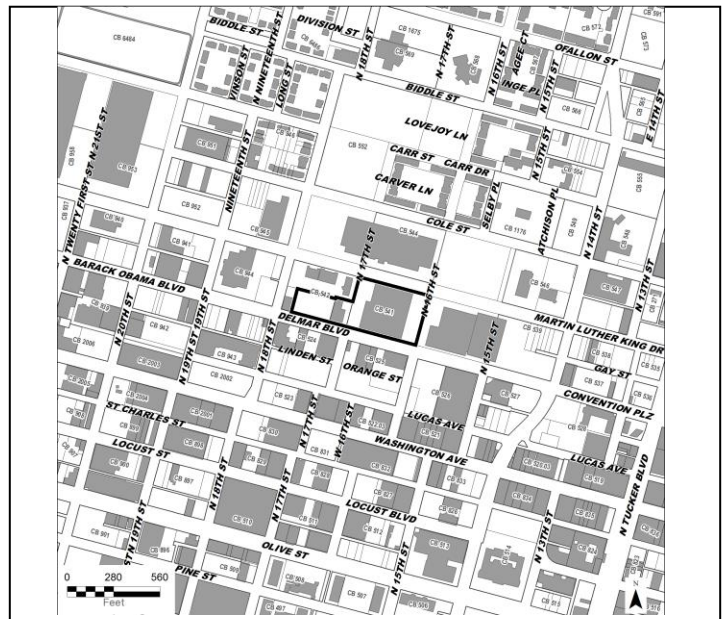


To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Chapter 99 Blighting Study and Redevelopment Plan
(1601-1723 Delmar Blvd. Redevelopment Area)
LCRA Plan #2024

Date: October 2, 2015



1.0 Background

- The 1601-1723 Delmar Blvd. Redevelopment Area consists of three parcels -- 800 N. 17th St. (1601-19 Delmar Blvd.), 1701 Delmar Blvd., and 1709-23 Delmar Blvd. The approximately 4.25-acre Redevelopment Area includes portions of two city blocks on the north side of Delmar Blvd. between N. 18th St. and N. 16th St. in the Downtown West neighborhood. The LCRA Fact Sheet summarizes this proposed Chapter 99 Blighting Study and Redevelopment Plan. (See Exhibit “A”.)
- The Redevelopment Area currently consists of two vacant industrial buildings and a parking lot. The two industrial buildings -- one is approximately 80,000 square feet in size that was formerly a distribution center for CARQUEST Auto Parts; the other is approximately 10,000 square feet and was formerly a mail sorting facility -- are located at the eastern end of the Redevelopment Area, while the parking lot is at the western end. Photos of the Redevelopment Area are included in Exhibit “G”.
- The Redevelopment Area is in fair condition, according to the Blighting Study and Redevelopment Plan (see Exhibit “B”), as well as PDA staff’s visual survey. The Redevelopment Area is under-utilized in its current state -- two vacant buildings in the Downtown area. As noted in the attached Blighting Report (see Exhibit “C”) prepared by St. Louis Development Corporation (SLDC) staff:
 - “The building is unoccupied and significantly deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.”
 - “The building is unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.”
 - “The roof needs replacement, as do all mechanical and electrical systems.”
- The Redevelopment Area is located along Delmar Blvd., which generally serves as a dividing line between two different zoning districts and land uses on either side of the street. On the north side of the street, parcels are generally zoned “J” Industrial District and many of the land uses are light industrial uses consistent with being located in the Martin Luther King Industrial Park. On the south side of the street, parcels are generally zoned “I” Central Business District and many of the parcels are being used for a mix of residential, retail and/or office uses that are common in the Washington Ave. Loft District. Photos of some adjacent properties are included in Exhibit “G”.
- The Redevelopment Plan proposes an approximately \$5 million development project, consisting of the rehabilitation of the two vacant industrial buildings and parking lot, as well as equipment for these buildings. The complex will serve as the new corporate headquarters and distribution center for Imo’s Pizza. Other related uses in the complex will include a restaurant, an event space and a store to purchase Imo’s merchandise. 140 parking spaces will be provided for employees and customers. The relocation of the current headquarters from The Hill and of other related facilities from scattered locations will allow the firm to consolidate most of its operations in the Redevelopment Area. The prospective developer estimates that the development project will create approximately 55 new full-time jobs and 15 new part-time jobs.
- The prospective developer is Carl Imo, the son of the firm’s co-founders, Ed and Margie Imo. Imo’s Pizza has nearly 100 restaurants and is ranked as the 32nd largest pizza chain in the country. The firm recently purchased the three parcels for approximately \$2 million.
- The Redevelopment Plan’s Sustainability Impact Statement reports that this development project will meet 24 objectives of the Sustainability Plan. (See Exhibit “D”).
- The Redevelopment Plan does not provide for the use of eminent domain. It does provide for the use of 10-year tax abatement.

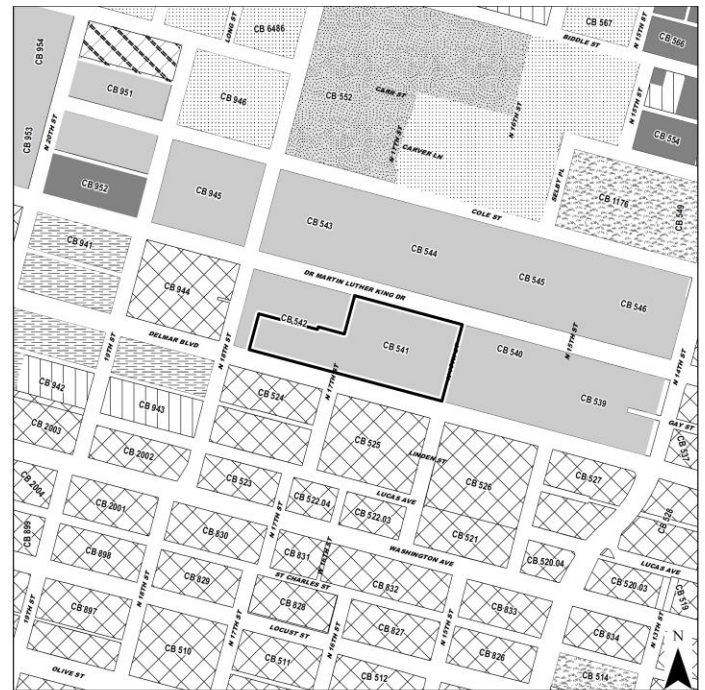
- Although no support letter was provided, the Redevelopment Plan is supported by Alderwoman Tammika Hubbard (5th Ward), who sponsored the Board Bill for the Redevelopment Plan.

2.0 Comments

The City's Strategic Land Use Plan designates the Redevelopment Area as a Business/Industrial Preservation Area (BIPA).

The BIPA Strategic Land Use Category is defined as: *"Areas where stable businesses currently exist and are encouraged to remain. This designation includes industrial and non-retail commercial uses where the location, condition of buildings and the low level of vacancy warrant preservation and infill industrial development where possible."*

The Redevelopment Area is located in the Martin Luther King Industrial Park, which primarily has light industrial uses. The proposed corporate headquarters and distribution center clearly meet the intent of the BIPA Strategic Land Use Category. The other proposed uses -- a restaurant, an event space and a store to purchase Imo's merchandise -- are generally discouraged. However, these are accessory uses that are related to the same business. Also, the site is located just north of a Specialty Mixed Use Area and the "I" Central Business District -- both of which encourage such uses. Thus, the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan.



Strategic Land Use Categories			
	Neighborhood Preservation Area		Business/Industrial Preservation Area
	Neighborhood Development Area		Business/Industrial Development Area
	Neighborhood Commercial Area		Institutional Preservation and Development Area
	Regional Commercial Area		Specialty Mixed Use Area
	Recreational and Open Space Preservation		Opportunity Area

2.1 Public Input

The Board of Alderman's Housing, Urban Development and Zoning (HUDZ) Committee recommended approval of the Redevelopment Plan at its September 23, 2015 meeting.

2.2 Previous Commission Action

None.

2.3 Requested Action

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraphs 6 and 8 require that all Chapter 99, 100 and 353 Blighting Studies and Redevelopment Plans be submitted to the Planning Commission for its recommendation as to conformity with the City's Comprehensive Plan and any applicable Neighborhood Plan.

Requested Recommendation

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 1601-1723 Delmar Blvd. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Chapter 99 Blighting Study and Redevelopment Plan for the 1601-1723 Delmar Blvd. Redevelopment Area is hereby found to be recommended declared as blighted and the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan and is recommended for approval to the City's Board of Aldermen.
2. The Director of the Planning and Urban Design Agency is hereby directed to notify the Board of Aldermen of its recommendation.

EXHIBIT A

FACT SHEET

Property Address: 1601-1723 Delmar Blvd.

Alderman: Tammika Hubbard

Ward: 5th

Neighborhood: Downtown West

Prospective Developer: Carl Imo (Imo's Pizza)

Property Is: ☐ occupied ☒ unoccupied

Eminent Domain: ☐ was requested ☒ was not requested

Current Assessed Value of Property: \$614,500

Other Comments: The area consists of two unoccupied, industrial buildings and a parking lot. The redeveloper purchased the properties for \$1.9 million and plans to rehabilitate the buildings for commercial uses at an approximate cost of \$1.5 million. There will be one commercial space of approximately 80,000 s.f. providing a distribution warehouse and corporate office space. The second commercial space is 10,000 s.f. and will be a pizza parlor and professional office space. One hundred forty parking spaces will be incorporated into the project for employees and customers. The redeveloper estimates that approximately 55 new full-time jobs and 15 new part-time jobs would be created through the development. Alderwoman Hubbard wishes to support this project with 10-year tax abatement and the staff concurs.

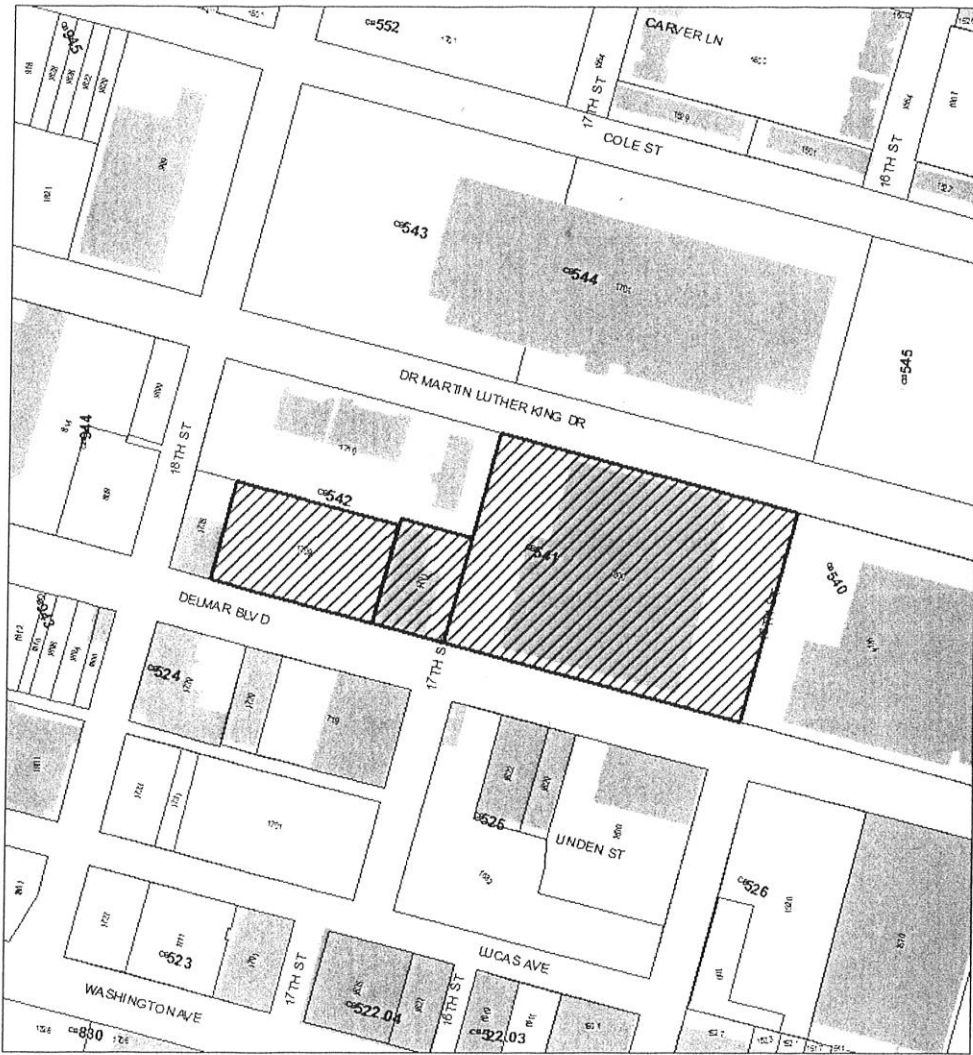




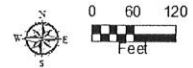


Exhibit B
Project Area Plan
 800 N. 17th St., 1701 and 1709-23 Delmar

Existing Uses and Conditions

-  Commercial Use, Fair Condition
-  Project Area Boundary
-  Buildings
-  City Block Number



The subject property X has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and _____. If answer is yes, explain: The unoccupied building is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

EXHIBIT D

1601-1723 Delmar Blvd. (2024)

SUSTAINABILITY IMPACT STATEMENT

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relates to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		X
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, creative re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability	X	
F2	Continue to integrate preservation into the planning and building approval process	X	
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition	X	
F5	Promote the redevelopment of historic homes and commercial properties	X	
G1	Develop affordable homes in concert with long-range transit and development planning		X
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		X

J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors	X	
J8	Incorporate sustainability in economic development programs	X	
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		X
C2	Facilitate development of arts, culture and innovative TODs		X
C5	Target developing arts and cultural districts for streetscape and public space improvements		X
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		X
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion	X	
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		X
C3	Support urban agriculture opportunities in the City		X
SAA14	End chronic Homelessness		X
D4	Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub	X	
A2	Encourage transit oriented development		X
SAA18	Increase bike racks by 150%	X	
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		X
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings	X	
G3	Ensure building and site development integrated with natural site ecology		X
G4	Advance the use of high-efficiency building related water systems and technologies		X
G5	Encourage re-use of materials and divert waste from land-fills	X	
G6	Provide healthy interior environments in commercial buildings	X	

VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT			
SAA26	Require a sustainability impact statement for all new City development	X	
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly	X	
B2	Encourage small scale redevelopment with economic incentives		X
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		X
C3	Focus on small and local businesses as a key part of the City economy	X	
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas	X	
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions		X
D5	Market and encourage living in the City to recent college graduates		X
E3	Promote flexible development approaches by developers, land owners and business firms		X
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
SAA27	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		X
G3	Foster innovation		X
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment		X
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.

Applicable Objective Numbers	Summary of Applicability
I. - A1	The building is in the City's Central Corridor
I. - B4	The project will increase transit, bike and pedestrian activities.
I. - D7	The project will expand the City's urban tree canopy.
I. -SAA4	The project will increase the number of trees planted.
I. - F1	The development will preserve and rehab two buildings.
I. - F2	The development integrates preservation in its planning initiative.
I. - F4	The project will prevent historic property from demolition.
I. - F5	The development will entail the redevelopment of historic, commercial properties.
I. - J5	The project will increase the effectiveness of this major commercial corridor by bringing back two large buildings near its core.
I. - J8	The project will incorporate sustainability.
III. - SAA10	The project will implement provisions addressing BB 297 pertaining to workforce inclusion.
III. - F1	The project will address blighting and health hazards.
III. - F6	The construction will meet all local building codes and variance restrictions.
IV. - A5	The proposed plans for this property include vertical circulation, a clearly defined means of egress and updated building materials which provide a safe environment for potential tenants.
IV. - B5	The renovation of the existing buildings will be undertaken by a contractor certified to safely remove lead paint.
V. - A1	The project is on a major bus line route in a very walkable neighborhood with many amenities and attractions.
V. - SAA18	The project will have bike racks.
V. - G2	The development will strive for energy efficiency.
V. - G5	The existing buildings will be recycled and reused diverting waste from land-fills.
V. - G6	Interior spaces will be properly ventilated with appropriate air exchanges to meet or exceed comfortable working standards.
VI. -SSA26	This document constitutes the sustainability impact statement for the proposed development.
VI. - B2	The development will benefit from tax abatement.
VI. - C3	The project will promote small and local businesses in its commercial capacity.
VI. - C4	The development will re-use existing buildings for incubation of entrepreneurial ideas.

Exhibit “G”

Photos of 1601-1723 Delmar Blvd. Redevelopment Area

	
<p>1) Redevelopment Area Vacant industrial building, 800 N. 17th St. (Looking northwestward)</p>	<p>2) Redevelopment Area Vacant industrial building, 800 N. 17th St. (Looking northeastward)</p>
	
<p>3) Redevelopment Area Vacant industrial building, 800 N. 17th St. (Looking southeastward)</p>	<p>4) Redevelopment Area Vacated N. 17th St. (Looking northward)</p>

Exhibit “G”

Photos of 1601-1723 Delmar Blvd. Redevelopment Area



**5) Redevelopment Area
Vacant industrial building, 1701 Delmar Blvd.
(Looking northward)**



**6) Redevelopment Area
Parking lot, 1709-23 Delmar Blvd.
(Looking northwestward)**



**7) Adjacent properties
Vacant office building, 1735 Delmar Blvd.
(Looking northward)**



**8) Adjacent properties
Verizon Wireless warehouse buildings &
cellular tower, 1710-16 Dr. MLK Dr.
(Looking southwestward)**

Exhibit “G”

Photos of 1601-1723 Delmar Blvd. Redevelopment Area



**9) Adjacent properties
NSC office/warehouse building, 1533 Delmar
Blvd.
(Looking northwestward)**



**10) Adjacent properties
City Museum, 750 N. 16th St.
(Looking southeastward)**



**11) Adjacent properties
Washington Ave. Loft District buildings
(Looking southward)**



**12) Adjacent properties
Social Security Administration, 717 N. 16th St.
(Looking southwestward)**